Texas State University
Final Master Plan
Master Plan Open House // February 28 and March 1, 2017
Purpose of the Master Plan
Philosophy and Ethos.

What is a Campus Master Plan?
• Comprehensive
• Process to Align Strategic, Fiscal, and Physical Vision
• Opportunity Based
• Driven by Principles
• Identifies Short and Long-term Strategies
• Visionary yet Realistic

Why is it Valuable?
• Flexible Framework for Campus Development
• Responds to Strategic Plan
• Establishes Capital Priorities
• Optimizes Resources and Adjacencies
• Implementable
• Participatory and Consensus Based
• Defensible
Today’s Agenda

1. Planning Methodology
2. Analysis and Findings
3. Program Summary
4. Master Plan Vision – All Campuses
PLANNING METHODOLOGY
Three Phase Process

2015
DEC JAN FEB MAR APR MAY JUN JUL AUG SEP OCT NOV DEC

2016

2017
JAN FEB MAR APR MAY


B Imagine. Test. Refine.


DISCOVERY & ANALYSIS

SCENARIOS

REFINEMENT

FINAL PLAN

PLANNING ALTERNATIVES

DOCUMENTATION
Campus Outreach
Committees and Groups

Standing Committees
- Executive Committee (President’s Cabinet)
- Campus Facilities Committee
- Texas State University Campus Master Plan Committee

Stakeholder Interviews
- Institutional Research and Enrollment Management
- Faculty Senate
- Council of Academic Deans and Council of Chairs
- Staff Council
- Student Government
- Residence Hall Students
- Commuter Students
- Student Affairs
- Residence Hall Association
- City of San Marcos
- Round Rock Campus Staff
- STAR Park Director and Staff
- STAR Park Strategic Plan Advisory Committee

Focus Topics
- Research
- Academics
- Transportation, Parking and Public Safety
- Information Technology
- Facilities and Infrastructure
- Recreation and Athletics
- Housing and Dining
- Student Health Center and Counseling
- Spring Lake Area
- Round Rock Campus
- STAR Park
San Marcos Campus Goals

1. Increase Academic Capacity
2. Increase Research Capacity
3. Enhance the Student Experience
4. Strengthen Pedestrian Corridors
New Construction Projects Completed Since 2005

- Speck Street Garage
- Student Recreation Center Expansion and Renovation
- Falls and Sayers Residence Halls
- Family and Consumer Sciences Addition and Renovation
- Chautauqua and Gaillardia Residence Halls
- Biology Research and Agriculture Greenhouses
- Undergraduate Academic Center
- Edwards Gary Garage
- Performing Arts Center
- Baseball and Softball Stadium Complex
- Bobcat Stadium: West Expansion
- Bobcat Stadium: North Side Expansion
- Matthews Street Garage
- Concho Green
- Bobcat Stadium Track Relocation
- Cogeneration Plant Expansion
- South Chiller Plant
A Tradition of Planning

Projects Under Construction & Renovation

A Angelina and San Gabriel Halls
B Joann Cole Mitte Renovation
C Roy F. Mitte Renovation
D Bruce and Gloria Ingram Hall
E LBJ Student Center Renovation and Expansion
F Albert B. Alkek Library Renovation
G Jones Dining Complex Renovation
H Retama Residence Hall Renovation
I Sabinal Renovation
J University Events Center Expansion

Exterior Improvements

A Bobcat Trail Mall Redevelopment
B Campus Recreation Sports Fields
Round Rock Campus Goals

1. Increase Academic Capacity
2. Augment Campus Support & Infrastructure
STAR Park Vision and Goals

STAR Park serves as a **CATALYST** for collaboration supporting Texas State’s goal of becoming eligible for distributions from the National Research University Fund by growing the regional ecosystem through activities promoting and supporting **INNOVATION, COMMERCIALIZATION, and ENTREPRENEURSHIP.**
ANALYSIS and FINDINGS
Layered Analysis

PREVIOUS STUDIES

CAMPUS ARCHITECTURE

OPEN SPACE

PARKING UTILIZATION

RESEARCH EXPENDITURE

CLASSROOM UTILIZATION

TEXAS STATE
Space Utilization
2014 SUE Score Rankings

• Highest utilization in the State
  Classroom WRH 43/38
  Teaching Lab WRH 39/25
  Classroom SSO 74/65
  Teaching Lab SSO 81/75

• Largest learning space deficit in the State

• Fewer square feet per student than a decade ago
  64 ASF/FTE down from 78 ASF/FTE
  91 ASF/FTE = THECB Target
### Research Peers

<table>
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<tr>
<th>Texas Tech U.</th>
<th>U. Houston</th>
<th>U. North Texas</th>
<th>U. Texas, Arlington</th>
<th>U. Texas, Dallas</th>
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TXST Research Expenditures by Field
Per NSF, dollars in thousands (2014)

Summary of Findings

- Texas State has 189 principal investigator (PI) faculty generating $47M in total research expenditures.
- Texas State generates 75% of its research expenditures from 20 PI's.
- The overall research enterprise will continue to be more diversified as new graduate programs come online.
- Average expenditures per PI is $206,000, below peer average of $325,000.
Residence Occupancy

Summary of Findings

- 6,818 On-Campus Residents (Fall 2015)
- Housing demand exceeds operating capacity
- 850 applicants waitlisted for Fall 2015 housing
- First-time, full-time (FTFT) Freshmen comprised 5,354 (80%) of the total beds
Parking Supply and Utilization

Parking Supply

Parking Utilization

- **700 – 1,000 Spaces**
- **300 – 699 Spaces**
- **100 – 299 Spaces**

- **Less than 50%**
- **50 – 59%**
- **60 – 74%**
- **75 – 84%**
- **Greater than 85%**
Physical Analysis. Development Zones.
Concentrate on 25 Acres.
Physical Analysis. Round Rock Campus.
STAR Park Analysis

- Great visibility from surrounding thoroughfares
- High image opportunity at McCarty/Hunter
- Existing main entrance off Hunter/service entry off McCarty
- STAR One and ARC existing facilities
- Railroad corridor along southeast generates noise and vibration
- Existing easements traverse mid-section of site/limits development
- Relatively level terrain dotted with scattering of trees and hedgerows
- Site drains to northeast into existing retention pond
Student Enrollment
Projected 1.7% Annual Growth

Total Enrollment
Projected Enrollment Growth

37,979
Total Enrollment

4,724 Graduate

33,825 Undergrad

Master’s + PhD
3% Projected Annual Growth

Undergraduate:
1.5% Projected Annual Growth


TEXAS STATE
Research Trajectory
Grow from $47M to $86M

Actual
- Total Restricted Research Expenditures (NRUF)
- NSF Reported Expenditures (Estimated for 2015)
- $47M ($27M)
- 189 Principal Investigators
- 191,000 SF

Projected
- $86M ($51M)
- 294 Principal Investigators
- 294,000 SF

$45M NRUF


5% Growth

Projected Growth
Academic Space Needs

San Marcos and Round Rock

- 1.45M GSF total space need
- 1.25M San Marcos / .2M Round Rock
- Greatest Categorical Needs
  - Classrooms and Teaching Labs
  - Office Space
  - Collaborative / Study Space
  - Research Space
  - Support Space

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<th>Type of Space</th>
<th>Current Space</th>
<th>Future Space</th>
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<tr>
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<td>Current Utilization</td>
<td>Appropriate Utilization</td>
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<tr>
<td>Teaching Spaces</td>
<td>818,769</td>
<td>1,219,398</td>
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<td>Research Space</td>
<td>118,076</td>
<td>175,851</td>
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<td>Library Space</td>
<td>234,702</td>
<td>349,543</td>
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<td>Office Space</td>
<td>632,349</td>
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<td>Support Space</td>
<td>132,787</td>
<td>197,760</td>
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<tr>
<td>Total E&amp;G ASF</td>
<td>1,936,683</td>
<td>2,884,314</td>
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<td>Total GSF</td>
<td>2,979,512</td>
<td>4,437,406</td>
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<table>
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<tr>
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<th>Student FTE</th>
<th>ASF per Student FTE</th>
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<td>30,412</td>
<td>64</td>
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<tr>
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<td>36,978</td>
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Housing and Dining Demand

2027 Summary
- House 92% of Freshman Class
- House 33% of Sophomore Class
- Renovate Halls with Net Loss of 303 Beds
  - Blanco, Bexar, and Sterry
  - Lantana and Butler
- Demolish or Repurpose Halls with Net Loss of 710 Beds
  - Burleson and Hornsby
  - Arnold, Smith, and Elliot

2027 Summary
- New Construction on Hilltop - 1025 Beds
- Balanced Supply and Demand by 2027
- Augment Dining Capacity
  - “All You Care to Eat” (AYCTE) by 75-100 seats
  - Increase Retail Seats by 75-100
- Future dining capacity can be multiple venues, not one dining facility
Programmatic Summary - San Marcos Campus

**Demand Model**
- Academic and Research: 1.25M GSF Educational and General (E&G)
- Add 980 New Beds to Meet Future Demand and Replace Beds Lost to Renovation
- Add up to 150-200 Dining Seats
- Add Approximately 2,000 Parking Spaces
Programmatic Summary – Round Rock Campus

Demand Model

- Academic and Research: 200,000 GSF Educational and General (E&G)
- Create Support Space for Testing Center and Disability Services in the Avery Building
- Expand Library in Avery Building. Add Collaborative Work and Study Space
- Dedicated Materials Management Space
- Infrastructure Expansion
- Extension of Campus Mall
- Incrementally Add Surface Parking
Preliminary Program – STAR Park

Multi-tenant Building
- R&D, P3 Building: ~65,000–96,000 GSF

Infrastructure Research Lab
- ~20,000–30,000 GSF

Office / R & D Uses
- TBD

Limited Retail
- Park related – commons area with “coffee house”

Open Space
- Natural Areas
- Pedestrian Nodes
- Recreation

Parking

Infrastructure
- Roads
- Utility Corridors (SmartGrid) and Utility Facilities
- Stormwater Management / Easements
- Energy Research Site (2 acres)
STAR Park Planning Principles

- Create an Urban-like plan for STAR Park (Park) placing facilities along a pedestrianized “main street” with parking and service behind.
- Utilize existing natural drainage way as a centrally located Park amenity from which pedestrian walks and green corridors emanate.
- Locate Multi-tenant Building near STAR One for shared services and create indoor/outdoor places to collaborate.
- Position Infrastructure Research Lab to integrate with Multi-tenant Building, STAR One and outdoor amenities.
- Locate Infrastructure Research Lab service area (“boneyard”) along railroad tracks / create drive-through building service access for large semis.
- Separate Park’s main access road from individual Park tenants’ service drives and create on-street parking along Park roads.
- Minimize number of roads within the Park for greater land utilization and to promote pedestrian environment.
- Double-load Park roads for maximum efficiency.
- Screen large parking lots and service areas from Park/public view using a mix of landscape and architectural measures.
SAN MARCOS CAMPUS VISION
Framework Plan

- Academic Core
- Integrated Neighborhoods
- Housing
- Athletics and Recreation
- Primary Corridors
Illustrative Plan – San Marcos, 2017 - 2027
[re]Position Three Neighborhoods
Science and Engineering Neighborhood 2017-2027
Diagonal Connection – Science and Engineering Neighborhood
Diagonal Connection – Science and Engineering Neighborhood
Campus Mall Extension
Science and Engineering Neighborhood 2017-2027
Science and Engineering Neighborhood – Beyond 2027
Hilltop Neighborhood. 2017-2027 and Beyond 2027.
Hilltop Neighborhood
Hilltop Neighborhood
Hilltop Neighborhood
Performing Arts Neighborhood
Future Building Sites Proposed will Combine Academic and Research Functions.

- Building A — Ingram Hall
- Building B — Elliott Hall
- Building C (Hilltop Site)
- Building D (Music Site)
- Building E (Performance Hall Expansion)
- Building F (Music Building)
Residential, 2017 - 2027

A  Student Housing A (Hilltop Site)  C  Student Housing C (Sterry Site)
B  Student Housing B (Lantana Site)  D  Student Housing D (Butler Site)
Student Life, 2017 - 2027

A  Student Health Center Expansion
B  LBJ Student Center Expansion
C  University Events Center Expansion
D  Alumni Center
Athletics and Recreation, 2017 - 2027

A University Events Center Expansion
B Recreation Fields at Spring Lake
C Tennis Facilities Upgrade
D Academic Support Improvements at Harris Hall
E Storage Building and Shade Structure at Track
F Track Locker Rooms Relocation
G Cross Country Course
H Baseball/Softball Support (Beyond 2027)
I New Soccer Venue
J Larger Strength and Conditioning for Football
K Premium Seating Options in Stadium Priority Seating Areas
Dedicated Recreation Fields at Spring Lake
Parking, 2017 - 2027

A Parking Garage A (Holland Street)
B Parking Garage B (Sessom Drive)
C Parking Garage C (Aquarena & Charles Austin)
Pedestrian Connections, 2017 - 2027
Bobcat Trail Expansion

Existing

2017

Proposed

2027

Beyond 2027

Academic Research
Pedestrian Connections – Beyond 2027
Building Infrastructure Improvements, 2017 - 2027

- LBJ Student Center (A)
- Albert B. Alkek Library (B)
- Derrick Hall (C)
- Taylor-Murphy History (D)
- Evans Liberal Arts (E)
- Centennial Hall (F)
- Old Main (G)
- Hines Academic Center (H)
- Physical Plant (I)
- J.C.K. Administration (J)
- Theatre Center (K)
Proposed Demolition, 2017 - 2027

*Lantana, Butler, and Sterry Halls may be candidates for renovation

A  Arnold Hall  B  Smith Hall  C  Hornsby Hall  D  Burleson Hall  E  Music Hall  F  Sterry Hall*  G  Lantana Hall*  H  Butler Hall*
Campus Infrastructure

Chilled Water

Information Technology

Steam

Wastewater
Illustrative Plan – San Marcos, 2017 - 2027
Illustrative Plan – San Marcos Beyond 2027
Round Rock Campus 2017-2027

A Health Professions I
B Health Professions II
C Extend the Mall
D Improve Infrastructure

Communication Disorders
Physical Therapy
Respiratory Care

Clinical Laboratory Science
Health Administration
Health Information Management
Radiation Therapy
Round Rock Campus – Beyond 2027

A  Academic Building 5
B  Extended Road Network
C  Expanded Parking
STAR PARK VISION
STAR Park Preliminary Master Plan 2017-2027

- STAR One - existing
- Archives and Research Center - existing
- Multi-tenant Building
- Infrastructure Research Lab
- Office / R & D
- Surface Parking
  - Existing and Proposed
- Energy Research Site
STAR Park Preliminary Master Plan – Beyond 2027

- STAR One - existing
- Archives and Research Center - existing
- Multi-tenant Building
- Infrastructure Research Lab
- Office / R & D
- Surface Parking
  - Existing and Proposed
- Energy Research Site
THANK YOU!